

IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE
N/S Old Padonia Road, 45' W * DEPUTY ZONING COMMISSIONER
of the c/l of Broad Avenue (108, 110 & 114 Old Padonia Rd.) * OF BALTIMORE COUNTY
8th Election District * 3rd Councilmanic District * Case No. 91-98-A
Padonia York Ltd. Partnership *
Petitioner *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a variance to permit 70 parking spaces in lieu of the required 159, an average front yard setback of 77 feet in lieu of the minimum required 86 feet, and a height of 46 feet in lieu of the permitted 40 feet for a proposed three-story office building in accordance with Petitioner's Exhibit 1.

The Petitioner, by Mohammad H. Zamani, Partner, appeared, testified and was represented by S. Eric DiNenna, Esquire. Also appearing on behalf of the Petition were Amir Asghari and Joyce A. Kimble with Johnson, Mirmiran and Thompson. Wally Lippincott, Community Planner appeared on behalf of the Office of Planning and Zoning. There were no Protestants.

Testimony indicated that the subject property, known as 108, 110 and 114 Old Padonia Road, consists of 1.03 acres more or less split zoned B.M. Said property is also known as Lots 20, 21 and 22 of the Robert H. Bussey property and is currently improved with a dwelling and detached garage on each lot. Petitioner is desirous of removing the existing improvements and constructing a three-story office building on the three lots. The proposed building will contain a day care center on the first floor and general offices on the second and third floors. Testimony indicated the requested parking variance is necessitated by an alternate use planned for the first floor as a rental and catering hall. The day care

center will operate approximately between 7:00 AM and 6:00 PM and it is intended that the same facility be rented out for various meetings and functions in the evenings after 6:00 PM on weekdays and on Saturdays, Sundays, and possibly holidays. Testimony indicated the need for such facilities by community groups, including, but not limited to, local recreation councils in the area. Evidence presented indicated that if the alternate use were not planned, parking is sufficient pursuant to Section 409 for the operation of a day care center and the general offices on the second and third floors.

Petitioner testified the requested parking variance is needed as a result of the planned alternate use of the first floor of the subject building. Petitioner argued that the Baltimore County parking regulations provide for alternate uses and that the Zoning Commissioner can approve same within his discretion. Testimony as to the requested height variance indicated that if the building were moved 2 feet to the west, no height variance would be required but would result in the loss of parking spaces. Testimony as to the requested front yard setback variance indicated that the building cannot be moved further to the rear as it will infringe on the playground planned for the day care center. Petitioner testified the relief requested will not result in any detriment to the health, safety or general welfare of the surrounding community and is within the spirit and intent of the zoning regulations.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a

- 2 -

permitted purpose or render conformance unnecessarily burdensome;

- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

After due consideration of the testimony and evidence presented, in the opinion of the Deputy Zoning Commissioner, hardship and practical difficulty exist in the development of this property. The subject property is unique in that it consists of three lots which have been assembled for the purpose of constructing one building thereon. Other office buildings built on the same side of Old Padonia Road were built on single lots as evidenced by the plats submitted with this Petition. The question of whether or not a variance from the parking regulations is required was disputed by Counsel for Petitioners. The uncontradicted testimony presented evidenced that in order to facilitate the planned alternate use, a hardship exists. If the building were to be moved 2 feet to the west to meet height restrictions, parking spaces would be lost that could accommodate the subject building. The Office of Planning requested the building be located closer to the street with parking in the rear, however, the playground area for the day care center will be located in the rear away from the traffic on Old Padonia Road requiring that parking be provided in the front and side of the proposed building. It is clear from the testimony that if the variances are granted, such use as proposed would not be

- 3 -

contrary to the spirit of the B.C.Z.K. and would not result in substantial detriment to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 11th day of November, 1990 that the Petition for Zoning Variance to permit 70 parking spaces in lieu of the required 159, an average front yard setback of 77 feet in lieu of the minimum required 86 feet, and a height of 46 feet in lieu of the permitted 40 feet for a proposed three-story office building, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
- 2) No medical offices shall be permitted, including, but not limited to, dental, chiropractor, physical therapy, etc.
- 3) The first floor of the subject building shall be limited to use as a day care center with alternate use as a rental and catering hall establishment on weekday evenings, Saturdays, Sundays and possibly holidays. Such alternate use of the first floor shall not be permitted on more than four (4) days of any calendar week and shall not commence before 6:30 PM Monday thru Friday, except holidays. Petitioner shall keep records of such alternate use and permit access of same by Zoning Office personnel upon request to insure compliance with this Order.
- 4) Use of the first floor as a rental or catering establishment shall be limited to 175 persons, or as

- 4 -

PETITION FOR ZONING VARIANCE TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 409.6 to provide 70 parking spaces in lieu of required 159; Secs. 303.2 and 235.1 to permit an average front yard of 77 feet in lieu of 86 feet; Secs. 231 and 234 to permit a height of 46 feet in lieu of 40 feet.

1. Configuration of property
2. Existing office buildings on either side
3. Multiple usage of property

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:
(Type or Print Name)
Signature
Address
City and State
Attorney for Petitioner:
S. Eric DiNenna, Esquire
(Type or Print Name)
Signature
409 Washington Ave., Ste. 600
Towson, MD 21204
City and State
Attorney's Telephone No.: (301) 296-6820

Legal Owner(s):
Padonia York Limited Partnership
(Type or Print Name)
BY: M.H. Zamani
Signature
Mohammad H. Zamani PARTNER
(Type or Print Name)
Signature
72 Loveton Circle
Address
Sparks, MD 21151
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
S. Eric DiNenna, Esquire
Name
409 Washington Ave., Ste. 600
Towson, MD 21204
City and State
Attorney's Telephone No.: (301) 296-6820

ORDERED By The Zoning Commissioner of Baltimore County, this 5 day

of SEP 19 90, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 2 day of Nov 19 90, at 11 o'clock A.M.

J. Robert Haines
Zoning Commissioner of Baltimore County

ESTIMATED LENGTH OF HEARING - 1/2 HR.
AVAILABLE FOR HEARING
MON./TUES./WED. - NEXT TWO MONTHS
ALL OTHER
NOT REVIEWED BY: J.L. DATE 8/90
GIVEN FINAL REVIEW SEE H.O. NOTE
REVIEW APPLICANT POSTED ON FILING

set forth pursuant to the Baltimore County Fire Department restrictions, whichever is less.

- 5) The first floor of the subject building shall not be used as a restaurant.

6) Prior to the issuance of any permits, and/or within ninety (90) days of the date of this Order, whichever occurs first, Petitioner shall submit a landscaping plan for approval by the Director and/or Deputy Director of Planning. A copy of the approved plan shall be submitted to the Zoning Commissioner's Office for inclusion in the case file prior to the issuance of any permits.

7) In the event the Petitioner and/or any future property owner ever proposes to change the use of the first floor, as set forth herein, a public hearing shall be held to determine the appropriateness of such change.

8) Compliance with all Zoning Plans Advisory Committee comments submitted and made a part of the record, including, but not limited to, the Department of Permits and Licenses comments dated September 11, 1990, and the Department of Environmental Protection and Resource Management, Bureau of Water Quality comments dated August 22, 1990.

9) Upon request and reasonable notice, Petitioners shall permit a representative of the Zoning Enforcement Division to make an inspection of the subject property to insure compliance with this Order.

10) Any restrictions contained herein may be modified as a result of a public hearing.

11) When applying for a building permit, the site plan and landscaping plan filed must reference this case and set forth and address the restrictions of this Order.

ANN M. NASTAROWICZ
Deputy Zoning Commissioner
for Baltimore County

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 296-6820
J. Robert Haines
Zoning Commissioner

November 29, 1990



S. Eric DiNenna, Esquire
409 Washington Avenue, Suite 600
Towson, Maryland 21204

RE: PETITION FOR ZONING VARIANCE
N/S Old Padonia Road, 45' W of the c/l of Broad Avenue
(108, 110 and 114 Old Padonia Road)
8th Election District - 3rd Councilmanic District
Padonia York Limited Partnership - Petitioner
Case No. 91-98-A

Dear Mr. DiNenna:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The petition for Zoning Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 887-3391.

Very truly yours,

ANN M. NASTAROWICZ
Deputy Zoning Commissioner
for Baltimore County

AMN:bjs

cc: People's Counsel

File

ORDER RECEIVED FOR FILING
Date 11/29/90
By

AMN:bjs

- 5 -

IN THE MATTER OF
PADONIA YORK LIMITED PARTNER-
SHIP
North Side, Old Padonia Road
45 feet west centerline of
Broad Avenue (108, 110 and
114 Old Padonia Road)
Election District 8th
Councilmanic District 3rd

BEFORE THE
ZONING COMMISSIONER
FOR
BALTIMORE COUNTY
Case No. 91-98-A
Item No. 45

REQUEST FOR SUBPOENA DUCES TECUM

MR. CLERK:
Please issue a Subpoena Duces Tecum with regards to the
form attached hereto.

S. ERIC DINENNA
DINENNA, MANN & BRESCHI
409 Washington Avenue
Suite 600
Towson, Maryland 21204
(301) 296-6820

Attorney for Petitioner

IN THE MATTER OF
PADONIA YORK LIMITED PARTNER-
SHIP
North Side, Old Padonia Road
45 feet west centerline of
Broad Avenue (108, 110 and
114 Old Padonia Road)
Election District 8th
Councilmanic District 3rd

BEFORE THE
ZONING COMMISSIONER
FOR
BALTIMORE COUNTY
Case No. 91-98-A
Item No. 45

SUBPOENA DUCES TECUM

MR. CLERK:
Please issue a Subpoena Duces Tecum for the following:

Pat Keller, Deputy Director of
the Office of Planning & Zoning
County Office Building
Towson, Maryland 21204

DUCES TECUM - To bring with him all documents, recommendations,
plans, descriptions and zoning maps concerning the
above-captioned location.

MAKE SAME RETURNABLE before the Zoning Commissioner for
Baltimore County on Tuesday, November 13, 1990 at 9:30 a.m.,
County Office Building, Towson, Maryland 21204.

S. ERIC DINENNA
DINENNA, MANN & BRESCHI
409 Washington Avenue
Suite 600
Towson, Maryland 21204
(301) 296-6820

Attorney for Petitioner

Mr. Sheriff/ Private Process Server

Please process in accordance with Zoning Commissioner's Rule IV(c)

J. Robert Haines
Zoning Commissioner

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 8th
Date of Posting: October 22, 1990
Posted for: Variance
Petitioner: Padonia York Limited Partnership
Location of property: N/S Old Padonia Road, 45' W of c/l of Broad
Avenue, Nos. 108, 110, and 114 Old Padonia Road
Location of Sign: North Side of Old Padonia Road, approx. 150'
West of Broad Avenue
Remarks: S.E. Drake
Posted by: S.E. Drake
Number of Signs: 1

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Air Aghari JMT
329-3100
Account: R-001-6150
Number
No 3097

Date: 8/28/90
PUBLIC HEARING FEES
020 -ZONING VARIANCE (OTHER)
LAST NAME OF OWNER: PADONIA YORK LIMI
ACCEPTED WITHOUT REVIEW/jat per Carl Richards
The Ben... 3 min
8/2/90
D4404H0006MCHRC \$175.00
BA C00145SPH08-02-90
Please make checks payable to: Baltimore County NEXT BUSINESS DAY

CERTIFICATE OF PUBLICATION

TOWSON, MD., 10-11, 1990

THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper published
in Towson, Baltimore County, Md., once in each of 1 successive
weeks, the first publication appearing on 10-3, 1990

THE JEFFERSONIAN,

S. Zeke Olson
Publisher

\$92.17

CERTIFICATE OF PUBLICATION

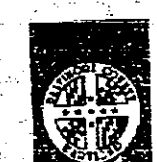
TOWSON, MD., 10-11, 1990

THIS IS TO CERTIFY, that the annexed advertisement was
published in TOWSON TIMES, a weekly newspaper published in
Towson, Baltimore County, Md., once in each of 1 successive
weeks, the first publication appearing on 10-3, 1990

TOWSON TIMES,

S. Zeke Olson
Publisher

\$92.17



Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Account: R-001-6150

Number

No 3861

91-98

M9100409

11/13/90
PUBLIC HEARING FEES
080 -POSTING SIGNS / ADVERTISING 1 X
LAST NAME OF OWNER: PADONIA YORK LIMI

PRICE
\$117.17
TOTAL: \$117.17

D4404H0006MCHRC
BA C00145SPH08-02-90

\$117.17

Cashier Validation:

Please make checks payable to: Baltimore County

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353

J. Robert Haines
Zoning Commissioner

DATE 10-26-90
H777

Padonia York Limited Partnership
72 Loveton Circle
Sparks, Maryland 21151

Re: Petition for Zoning Variance
CASE NUMBER: 91-98-A
N/S Old Padonia Road, 45' W of c/l of Broad Avenue
Nos. 108, 110, and 114 Old Padonia Road
8th Election District - 3rd Councilmanic
Petitioner(s): Padonia York Limited Partnership

Gentlemen:

Please be advised that \$ 117.17 is due for advertising and posting of
the above captioned property.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S)
RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE.
DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY
UNTIL THE DAY OF THE HEARING.

Please make your check payable to Baltimore County, Maryland. Bring the
check and the sign & post set(s) to the Zoning Office, County Office Build-
ing, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland fifteen (15)
minutes before your hearing is scheduled to begin.

Be advised that should you fail to return the sign & post set(s), there
will be an additional \$50.00 added to the above amount for each such set
not returned.

Very truly yours,

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER

JRH:gs

cc: S. Eric Dinenna, Esq.

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353

J. Robert Haines
Zoning Commissioner

September 28, 1990



Dennis F. Rasmussen
County Executive

NOTICE OF REASSIGNMENT

CASE NUMBER(S): 91-98-A
PETITIONER(S): Padonia York Limited Partnership
LOCATION: N/S Old Padonia Road, 45' W of c/l of Broad Avenue
108, 110, and 114 Old Padonia Road

THE ABOVE MATTER HAS BEEN REASSIGNED. HEARING WILL NOW TAKE PLACE AS
FOLLOWS:

TUESDAY, NOVEMBER 13, 1990 at 9:30 a.m.

IN THE BALTIMORE COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE, ROOM
106, TOWSON, MARYLAND 21204.

J. Robert Haines

J. ROBERT HAINES
ZONING COMMISSIONER
BALTIMORE COUNTY

JRH:gs

cc: Padonia York Limited Partnership
S. Eric Dinenna, Esq.

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353

J. Robert Haines
Zoning Commissioner

September 20, 1990



Dennis F. Rasmussen
County Executive

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County
will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located
at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

Petition for Zoning Variance
CASE NUMBER: 91-98-A
N/S Old Padonia Road, 45' W of c/l of Broad Avenue
Nos. 108, 110, and 114 Old Padonia Road
8th Election District - 3rd Councilmanic
Petitioner(s): Padonia York Limited Partnership
HEARING: FRIDAY, NOVEMBER 2, 1990 at 11:00 a.m.

Variations: To provide 70 parking spaces in lieu of required 150; to permit
an average front yard of 77 feet in lieu of 86 feet; and to permit a height
of 47 feet in lieu of 40 feet.

NOTE: THIS IS ERIC'S COPY OF
THE NOTICE, WHICH HE RETURNED
TO ME AND REQUESTED POSTPONEMENT.

J. Robert Haines

J. ROBERT HAINES
Zoning Commissioner of
Baltimore County

cc: Padonia York Limited Partnership
S. Eric Dinenna, Esq.

SEP 24 1990

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353
J. Robert Haines
Zoning Commissioner

October 30, 1990



Dennis F. Rasmussen
County Executive

S. Eric DiNenna, Esquire
409 Washington Avenue, Suite 600
Towson, MD 21204

RE: Item No. 45, Case No. 91-98-A
Petitioner: Padonia York Limited Partnership
Petition for Zoning Variance

Dear Mr. DiNenna:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINTARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,

James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:jw

Enclosures

cc: Mr. Mohammad H. Zamani
Padonia York Limited Partnership
72 Loveton Circle
Sparks, MD 21151

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353
J. Robert Haines
Zoning Commissioner



Dennis F. Rasmussen
County Executive

Your petition has been received and accepted for filing this
5th day of September, 1990.

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER

Received By:

James E. Dyer
Chairman
Zoning Plans Advisory Committee

Petitioner: Padonia York Limited Partnership

Petitioner's Attorney: S. Eric DiNenna

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines
Zoning Commissioner

DATE: October 15, 1990

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: Padonia York Limited Partnership, Item No. 45

The Petitioner requests a Variance to provide 70 parking spaces in lieu of the required 159; to permit an average front yard of 77 ft. in lieu of 86 ft.; and to permit a height of 46 ft. in lieu of 40 ft.

In reference to this request, staff offers the following comments:

- This project received CRG approval on May 24, 1990.
- Staff believes the Petitioner's proposal would result in an over-development of the site. Staff would prefer that any building be located closer to the street. Additionally, there is no hardship in terms of site constraints for the development of an appropriate building on site. The hardship appears to be self-imposed in that the proposed restaurant use requires four times as much parking as retail. The possibility of structured parking or a reduction in the scale of the project should be considered by the Petitioner.

For the reasons stated above, staff believes the Petitioner's request should be denied. This office, however, offers no comment regarding the height variance.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/cmm

ITEM45/24C1

Rev 10/17/90

BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL
PROTECTION AND RESOURCE MANAGEMENT

8/22/90
Date

Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Zoning Item # *45*, Zoning Advisory Committee Meeting of *September 4, 1990*

Property Owner: *Padonia York Ltd Partnership*

Location: *N/S Old Padonia Rd, 45' W centerline of Broad Ave* District: *8*

Water Supply: *metro* Sewage Disposal: *metro*

COMMENTS ARE AS FOLLOWS:

- (X) Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for new existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Bureau of Regional Community Services, for final review and approval.
- (X) Prior to new installation(s) of fuel burning equipment, the owner shall contact the Bureau of Air Quality Management, 887-3775, to obtain requirements for such installation(s) before work begins.
- () A permit to construct from the Bureau of Quality Management is required for such items as spray paint processors, underground gasoline storage tank(s) (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
- () A permit to construct from the Bureau of Air Quality Management is required for any charbroiler generation which has a total cooking surface area of five (5) square feet or more.
- () Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
- () Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other amusements pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Environmental Protection and Resource Management for review and approval. For more complete information contact the Water Quality Monitoring Section, Bureau of Regional Community Services, 687-6500 x 315.
- (X) Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.
- () If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with the State Department of the Environment.
- (X) Prior to razing of existing structure(s), petitioner must contact the Division of Waste Management at 887-3745, regarding removal and/or disposal of potentially hazardous materials and solid wastes. Petitioner must contact the Bureau of Air Quality Management regarding removal of asbestos, 887-3775.
- () Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and tank removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Waste Management at 887-3745.
- () Soil percolation tests, have been *conducted*, must be *conducted*.
- () The results are valid until *conducted*.
- () Soil percolation test results have expired. Petitioner should contact the Division of Water and Sewer to determine whether additional tests are required.
- () Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.
- () In accordance with Section 13-117 of the Baltimore County Code, the water well yield test () shall be valid until () is not acceptable and must be retested. This must be accomplished prior to conveyance of property and approval of Building Permit Applications.
- () Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
- () If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted. For more information contact the Division of Environmental Management at 887-3980.
- () In order to subdivide this property, the owner or developer will be required to comply with the subdivision regulations of the State of Maryland and Baltimore County. If there are any questions regarding the subdivision process, please contact the Land Development Section at 887-2762.
- (X) Others *Any existing septic systems must be pumped and either backfilled or removed prior to grading.*

Monica Givao
BUREAU OF WATER QUALITY AND RESOURCE
MANAGEMENT

Nov. 13, 1990 91-98-A

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
County Office Building
Towson, Maryland 21204
(301) 887-3554



Dennis F. Rasmussen
County Executive

October 2, 1990

Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 45
Property Owner:
Location:

Z.A.C. September 4, 1990
Padonia York Limited Partnership
N/S Old Padonia, 45' W. of C/L of Broad Avenue.

Existing Zoning:
Proposed Zoning:

B.M.
Variances to provide 70 parking spaces in lieu of 159; to permit an average front yard of 77', to permit a height of 46' in lieu of 40'.
1.03 (+/-) acres
8th Election District
3rd Councilmanic District

Dear Mr. Haines:

The requested variance to parking can be expected to cause parking problems in the area.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineer Associate II

NSF/lw

RECEIVED
10/2

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE
September 11, 1990

RECEIVED
SEP 11 1990

ZONING OFFICE

TO: J. ROBERT HAINES, ZONING COMMISSIONER, DEPARTMENT OF PLANNING AND ZONING

FROM: CHARLES E. BURNHAM, PLANS REVIEW CHIEF, DEPARTMENT OF PERMITS & LICENSES C.E.B.

SUBJECT: ZONING ITEM #: 45
PROPERTY OWNER: Padonia York Limited Partnership
LOCATION: N/S Old Padonia Road, 45' W centerline of Broad Avenue (#108, #110, #114 Old Padonia Road)
ELECTION DISTRICT: 8th
COUNCILMANIC DISTRICT: 3rd

A REVIEW OF THE SITE PLAN FOR THE ABOVE ZONING ITEM INDICATES THE FOLLOWING:

- (X) PROPOSED SITE PLAN DOES, DOES NOT, COMPLY TO STATE CODE OF MARYLAND REGULATION 05.01.07, MARYLAND BUILDING CODE FOR THE HANDICAPPED.
- () PARKING LOCATION () RAMP (degree slope)
- (X) NUMBER PARKING SPACES (see only note) () CURB CUTS
- () BUILDING ACCESS () SIGNAGE
- () PLAN DOES, DOES NOT COMPLY TO SET BACKS FOR EXTERIOR FIRE SEPARATION DISTANCE OF ARTICLE 5 AND ARTICLE 9 OF THE CURRENT BALTIMORE COUNTY BUILDING CODE.
- () A BUILDING PERMIT IS REQUIRED BEFORE ANY CONSTRUCTION CAN BEGIN. SECTION 111.1 OF ARTICLE 1. CONSTRUCTION DRAWINGS MAY BE REQUIRED.
- () A CHANGE OF OCCUPANCY PERMIT IS REQUIRED TO CHANGE THE EXISTING USE OF THE STRUCTURE TO THE PROPOSED USE. SEE ARTICLE THREE AND ARTICLE ONE, SECTION 103.2 ALTERATIONS MAY BE NECESSARY BY CODE TO COMPLY TO NEW USE REQUIREMENTS.
- () STRUCTURE IS SUBJECT TO FLOOD PLAIN LIMITATIONS, SECTION 516.0 COUNCIL BILL #158-88 (BALTIMORE COUNTY BUILDING CODE).
- (X) OTHER - (1) Razing Permits for existing structures) REQUIRED
(2) See section 906.0 Tables 906.2 and 906.3 for compliances
(3) Sprinklers shall be required sect. 1002.1.1 of Council Bill 158-88
PERMITS MAY BE APPLIED FOR @ ROOM 100, 111 WEST CHESAPEAKE AVENUE, TOWSON, MARYLAND 21204 - PHONE - 887-3900.

THIS REVIEW COVERS ONLY MAJOR ITEMS ASSOCIATED WITH THE SITE PLAN, A FULL REVIEW MAY BE CONDUCTED WHEN THE PERMIT APPLICATION AND PLANS ARE SUBMITTED.

Applicable code: 1987 National Building Codes as adopted by Council Bill #158-88.

Baltimore County
Fire Department
700 East Joppa Road, Suite 901
Towson, Maryland 21204-5500
(301) 887-4500
Paul H. Reincke
Chief

SEPTEMBER 6, 1990



Dennis F. Rasmussen
County Executive

J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: PADONIA YORK LIMITED PARTNERSHIP
Location: #108, #110, #114 OLD PADONIA ROAD
Item No.: 45 Zoning Agenda: SEPTEMBER 4, 1990

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1988 edition prior to occupancy.

REVIEWER: *C. H. Jones 887-9-690* Noted and Approved *Captain W. J. Baughman*
Planning Group Fire Prevention Bureau
Special Inspection Division

JK/KEK

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: August 30, 1990

FROM: Robert W. Bowling, P.E.

RE: Zoning Advisory Committee Meeting
for September 4, 1990

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 52, 55, 59, 60, 63, 65, 68, 69 and 70.

For Item 58, a County Review Group Meeting is required.

For Items 45, 62 and 66, the previous County Review Group comments still apply.

For Item 57, the topography shows a pole at corner of drive that will interfere with widening. Half paving width of Sulphur Spring Road is 21 feet, right-of-way equals 30 feet (not shown on plan). Entrance apron to be 7-inch concrete on 4-inch CR-6, similar to Plate R-32.

For Item 61, a revised County Review Group Meeting is needed. Original County Review Group Meeting under "Charlley Building" was for one story office.

For 91-42-A, Maryland National Bank Reconstruction, we have no comments.

Robert W. Bowling
ROBERT W. BOWLING, P.E., Chief
Developers Engineering Division

RWB:s

S. ERIC DINENNA, P.A.
GEORGE A. BRESCHI, P.A.
FRANCIS X. BORGERDING, JR.,
111 West Chesapeake Avenue
Towson, Maryland 21204
TELEPHONE (301) 296-6820
TELEFAX (301) 296-6884

DINENNA AND BRESCHI
ATTORNEYS AT LAW

SUITE 600
MERCANTILE-TOWSON BUILDING
409 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
(301) 296-6820
TELEFAX (301) 296-6884

May 3, 1991

J. Robert Haines
Zoning Commissioner for Baltimore County
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTN: James E. Dyer
Zoning Supervisor

RE: My Client: Padonia York Limited
Partnership
Location: Old Padonia Road
Case No.: 91-98-A

Dear Messrs. Haines and Dyer:

This is to confirm a conversation I had with Mr. Dyer on Wednesday, May 1, 1991.

The subject property was the subject of a variance request pursuant to case number 91-98-A wherein it was requested and granted 70 parking spaces in lieu of the required 159 spaces, an average front yard setback of 77 feet in lieu of the minimum required 86 feet, and a height of 46 feet in lieu of the permitted 40 feet for a three story office building.

A plat accompanied said Petition and is part of the record.

As per that Opinion and Order issued by the Honorable Ann M. Nastarowicz, Deputy Zoning Commissioner, all Petitions were granted and the anticipated plan of the structure was that the first floor be a Day Care Center for children and on weekends, a catering hall. The second two floors would be for general offices and not include medical offices.

As a result of further demographics being conducted, it has been anticipated that office spaces are not to be leased and the property owner wishes to make the second two floors an Adult Day Center.

I refer you to case number 89-405 SPHX which was decided by the Honorable Ann Nastarowicz, Deputy Zoning Commissioner, as a result of a Petition being filed Riva Limited Partnership for the same request.

That interpretation has been reached that an Adult Care Center is synonymous and analogous with a child day care center. You will note from the Zoning Regulations for the use of an adult day care center is conspicuous by its absence. It is becoming a very prevalent use and it is my opinion, as per Ms. Nastarowicz's, that the use is analogous and synonymous with a day care center. In the case of Riva, Ms. Nastarowicz ruled that it was synonymous and that a Special Exception could be granted for that property. That property enjoyed an R. O. zone and a Special Exception for a Day Care Center was required.

In the case at bar, the property is zoned B. M. and a Day Care Center is permitted as a matter of right.

The question I am asking is whether or not, and without a hearing, your office can interpret that an Adult Care Center is synonymous and analogous with a Day Care Center and permitted as a matter of right in the B. M. zone and on the subject property.

The second question to be asked, is that inasmuch as variances were requested for the property, is a Special Hearing to amend the approved site plan required. My feeling is that it is not because of the following reasons:

1. The requests had to do with variances as to setback, height and for parking because of the duplicate use of the first floor as a Day Care Center during the week and a catering hall on weekends;

2. The second and third floor will have no bearing on the required parking for the catering;

3. That if the total building were to be general office use as restricted in that order, no requests for variances to the parking requirements would be requested nor required;

4. That the Zoning Regulations require less parking for a Day Care Center than for offices.

It is my opinion that your office should interpret that the Adult Day Care Center would be permitted as a matter of right on the second and third floors pursuant to the Child Day Center provisions of the Zoning Regulations. If in fact the property enjoyed a zoning classification that would require a Special Exception, then a Special Exception would be required for an Adult Day Care Center.

Would you be so kind as to advise me of your thinking in this matter and let me advise you that time is of the essence inasmuch as the building is now under construction pursuant to a permit issued by Baltimore County.

Also enclosed herewith please find a copy of the Opinion that grants the variances concerning the subject property along with a plat that accompanied the Petition.

Thank you for your cooperation.

Very truly yours,

S. ERIC DINENNA

SED:bjk
Enclosures
cc: Padonia York Limited Partnership

DINENNA, MANN & BRESCHI
ATTORNEYS AT LAW

S. ERIC DINENNA, P.A.
JAMES L. MANN, JR., P.A.
GEORGE A. BRESCHI, P.A.
GERALDINE A. KLAUBER
FRANCIS X. BORGERDING, JR.

SUITE 600
MERCANTILE-TOWSON BUILDING
409 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
(301) 296-6820
TELEFAX (301) 296-6884

September 5, 1990

J. Robert Haines
Zoning Commissioner for Baltimore County
County Office Building
111 Chesapeake Avenue
Towson, Maryland 21204

91-98-A

RE: Padonia Road Limited Partnership
Petition
Item No.: 045
My File No.: 90-53

Dear Mr. Commissioner:

This is to advise you that a Special Exception and Variance Petitions were filed with your office on August 2, 1990 concerning the above-captioned matter.

My clients are desirous of having a hearing as soon as possible in this matter and I respectfully request that this matter be set in for hearing as soon as your schedule would permit.

Thank you for your cooperation.

Very truly yours,

S. ERIC DINENNA

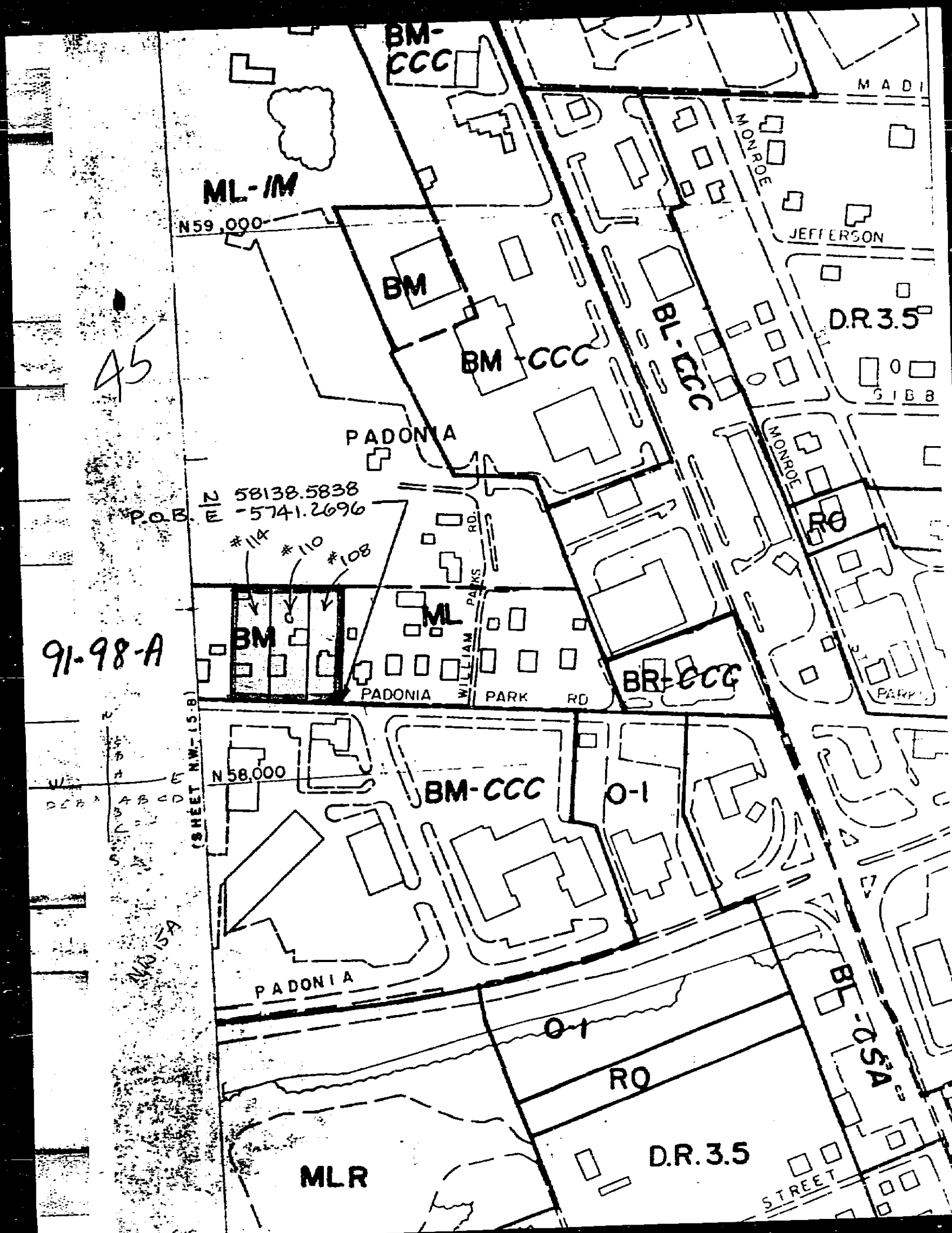
SED:bjk
cc: Mr. Fred F. Mirmiran
and Dr. M. Zamani

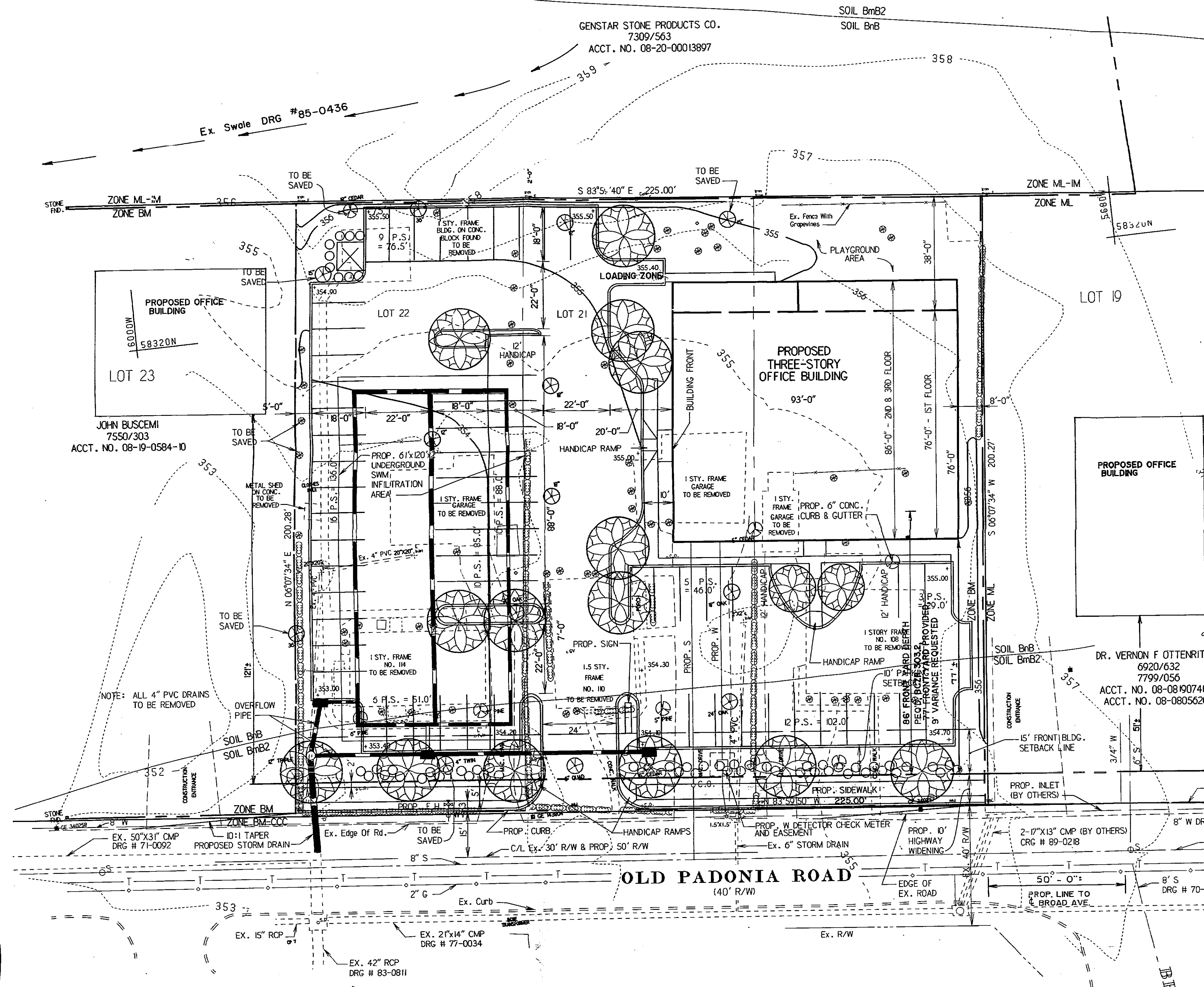
RECEIVED
SEP 6 1990
ZONING OFFICE

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
AMIR ASGHAR	Johnston, Mirmiran & Thompson 77 Levee Circle Sparks, MD 21152
Jayce A. Kimble	Johnston, Mirmiran & Thompson 77 Levee Circle Sparks, MD 21152
MOTAMMA H. ZAMANI	10633 POT SPRING RD. CUMMERSVILLE 21030





NOTES:

1. DEVELOPMENT NAME : PADONIA YORK LIMITED PARTNERSHIP
APPLICANT : DR. ZAMM
1033 POT SPRING ROAD
CROFTSVILLE, MD 21033 (301) 655-3555
PREPARED BY : JOHNSON, MIRMIRAN & THOMPSON, P.A.
72 LOVETON CIRCLE
SPARKS, MD 21151
PHONE: (301) 329-3100

SCALE : 1" = 20'
DATE : APRIL 1, 1990

2. NORTH POINT : SEE PLAN
3. VENTILATION : SEE ABOVE
4. ELECTION DIST. : 0
5. COUNCILMANIC DIST. : 3
6. CONUS TRACT : 4094
7. WATERSHED AND SUBWATERSHED : 32
8. THREE DOOR TIES : SEE PLAN
9. SITE DATA :
a. SITE ADDRESS : GROSS AREA - 1.23 AC + NET AREA - 0.98 AC +
b. COMMON OPEN SPACE: NOT REQUIRED

PARKING SPACE REQUIREMENTS TABLE
(Pursuant to BCZR Section 409-2.7)

Use	Daytime (10 am - 6 pm)	Evening (6 pm - Midnight)	Daytime (10 am - 6 pm)	Evening (6 pm - Midnight)	Highlights (Midnight - 6 am)	FLOOR	USE	SQ. FT.	REQ. SPG/D
Office	57.0 (100%)	6.0 (10%)	6 (10%)	3 (5%)	3 (5%)	1	Executive	800	20/1000 = 16
Daycare	14	0	0	0	0	2	Office	1000	3/1000 = 4
Restaurant	49 (50%)	86.00 (100%)	86.00 (100%)	86.00 (100%)	9 (10%)	3	Day Care	3200	1/1000 = 15
Total	114	92	92	89	12	4	Restaurant	3500	20/1000 = 70
Variance Request	44	22	22	14	0		Facilities	7900	3/1000 = 27

(72 p.s. provided - 2 Handicap Spaces=70 p.s. provided)

* Banquet 3500 sq ft @ 20 p.s./1000 sq ft = 70 p.s.
Kitchen 800 sq ft @ 20 p.s./1000 sq ft = 16 p.s.
Total 4300 sq ft = 86 p.s.

ONLY To be used on Friday (evenings), Saturday, Sunday and Holidays

NOTES: 1ST FLOOR = 93'x70' = 7008 S.F.
2ND FLOOR = 93'x70' = 7008 S.F.
3RD FLOOR = 93'x70' = 7008 S.F.
TOTAL = 21,024 S.F.

NO MEDICAL OFFICES ARE PROPOSED, GENERAL OFFICE USE ONLY

4. FLOOR AREA RATIO : 1.03 x 4.0 = 4.12, ALLOWED 2.3064 SF PROVIDED

5. THE DEPARTMENT OF TRAFFIC ENGINEERING HAS APPROVED THE DIRECT ACCESS PARKING ON THE MAIN VEHICLE TRAVELWAY.

1. ALL PARKING, ASLE AND MANEUVERING AREAS WILL BE PAVED WITH MACADAM IN AND PERMANENTLY STIPPLED IN ACCORDANCE WITH BALTIMORE COUNTY STANDARDS.

II. LANDSCAPE REQUIREMENTS

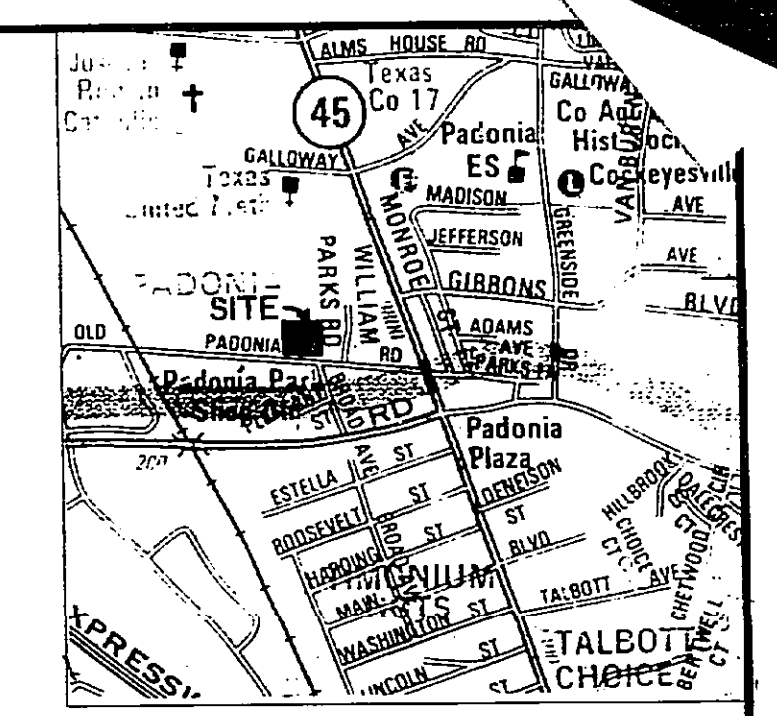
1. Trees
a. ROAD FRONTAGE 224 LF - 40 = 6 TREES
b. INTERIOR ROADS 54 LF - 20 = 3 TREES
c. PARKING: NO. OF PARKING SPACES 97 = 6 DECIDUOUS TREES
MINIMUM NO. OF TREES REQUIRED = 15
MINIMUM NO. OF TREES TO BE MAJOR DECIDUOUS = 11

2. SCREENING REQUIREMENTS
a. PARKING AREAS WHICH ADJUT A PUBLIC ROAD:
20 LF - 3 = 43 EVERGREEN SHRUB 100x100 PAD - 2 SIDES
b. JAMUSTER AREAS:
20 LF - 3 = 7 EVERGREEN SHRUBS

SUMMARY OF REQUIREMENTS
1 - MAJOR DECIDUOUS TREES
2 - MINOR, MAJOR OR EVERGREEN SHRUBS
30 - EVERGREEN SHRUBS

SUMMARY OF PROVISIONS:
1 - MAJOR DECIDUOUS TREES
2 - MINOR, MAJOR TREES OR DECIDUOUS SHRUBS
30 - EVERGREEN SHRUBS

II. PLANT BEARINGS AND DISTANCES : SEE PLAN
12. WELL AREAS : NOT APPLICABLE
13. SEPTIC AREAS : NOT APPLICABLE
14. SEWER & WATER LINE : SEE PLAN
15. FIRE HYDRANTS : SEE PLAN



SITE MAP
 SCALE 1" = 100'

6. SOIL TYPE:	SOIL NAME	with basement	without basement	shallow	filter fields	Z slopes
Bb	BALTIMORE	SLIGHT	SLIGHT	MODERATE	SLIGHT	0-8
Bb2	BALTIMORE	SLIGHT	MODERATE	MODERATE	SLIGHT	3-8
Bb3	BALTIMORE	SLIGHT	MODERATE	MODERATE	SLIGHT	3-8

7. EXISTING TOPOGRAPHY : SEE PLAN
 8. PROPOSED GRADING : SEE PLAN
 9. EXISTING WOODED AREA AND VEGETATION TO BE REMOVED EXCEPT WHERE NOTED TO BE SAVED : SEE PLAN
 10. PROPOSED LANDSCAPE : SEE PLAN FOR L.S. DESIGN AND NOTE NO. 10.2.d FOR PLANT PROVISIONS
 11. EXISTING STREAMS, WATER BODIES OR SPRINGS : NOT APPLICABLE
 12. FLOODPLAINS : NOT APPLICABLE
 13. EXISTING BUILDINGS : SEE PLAN, THREE DWELLINGS TO BE REMOVED
 14. HISTORIC BUILDINGS : NOT APPLICABLE
 15. EXISTING ADJACENT BUILDINGS : SEE PLAN
 16. ZONING DISTRICT : BM
 17. NORTH : ML - M
 18. EAST : ML - M
 19. WEST : BM
 20. SOUTH : BM - CCC
 21. RESIDENTIAL TRANSITION AREAS : NOT APPLICABLE
 22. OWNERSHIP OF SUBJECT PROPERTY: PADONIA YORK LIMITED PARTNERSHIP
 ADDRESS : 1033 POT SPRING ROAD, CROFTSVILLE, MD
 DEED REF. LOT 20-TAX ACT 108-08-00800 LEBER 8304 FOLD 530
 LOT 21-TAX ACT 108-08-00205 LEBER 8304 FOLD 540
 LOT 22-TAX ACT 108-08-00205 LEBER 8304 FOLD 540
 PROPERTY NUMBERS: 108 - 14 OLD PADONIA ROAD
 28. OWNERSHIP OF ADJACENT PROPERTIES:
 NORTH: GENSTAR STONE PRODUCTS
 ACCT. NO. 08-20-00013997
 EAST: DR. VERNON F. OTTENRITTER
 8801 LEECH FARM BLVD.
 BALTIMORE MD. 21239
 ACCT. NO. 08-08074075
 ACCT. NO. 08-08074075
 SOUTH: PADONIA MEDICAL ARTS GROUP
 ACCT. NO. 08-08000204
 ACCT. NO. 08-08000204
 WEST: JOHN BUSCEMI
 6416 JARROVITTSVILLE PIKE
 PHEENIX MD. 2101
 ACCT. NO. 08-08-00840
 29. PROPOSED LOT AND BUILDING LAYOUT: SEE PLAN
 SETBACKS: FRONT: 15 FEET FROM FRONT PROPERTY LINE
 REAR: 0 FEET
 30. AREAS OF COMMON OPEN SPACE: NOT APPLICABLE
 31. PROPOSED PARKING LAYOUT : SEE PLAN
 32. STREET LAYOUT : SEE PLAN
 33. PARKING AREAS : NOT APPLICABLE
 34. ESTIMATED AVERAGE DAILY TRIPS: OFFICE 7.2 TRIPS/1000 S.F. = 0.72 TRIPS/1000 S.F.
 7.2 TRIPS/1000 S.F. = 0.72 TRIPS/1000 S.F.
 35. HANDICAP PARKING SPACES: (SEE CODE) 3 PARKING SPACES
 36. EXISTING AND RIGHT OF WAY: 3.47 CFS
 37. STORM DRAIN : SEE PLAN
 38. UTILITY SYSTEMS : SEE PLAN
 39. STORMWATER MANAGEMENT CALCULATIONS: SEE PLAN

HYDROLOGIC SUMMARY		
EXISTING CONDITIONS	PROPOSED CONDITIONS	
GRASS	1.15 AC	0.44 AC
IMPERVIOUS	0.38 AC	1.10 AC
TOTAL DRAINAGE AREA	1.54 AC	1.54 AC
RUN	70	87
TIME OF CONCENTRATION	0.23 HR	0.23 HR
2 YEAR DISCHARGE	1.34 CFS	3.47 CFS
10 YEAR DISCHARGE	3.26 CFS	3.26 CFS
2 YEAR REQUIRED STORAGE	---	354 CF
10 YEAR REQUIRED STORAGE	---	538 CF
VOLUME OF STORAGE PROVIDED	---	538 CF

40. WETLANDS : NOT APPLICABLE
 41. CRITICAL AREAS : NOT APPLICABLE
 42. ARCHIOLOGICAL SITES : NOT APPLICABLE TO THE BEST OF OUR KNOWLEDGE
 43. ENDANGERED SPECIES : NOT APPLICABLE TO THE BEST OF OUR KNOWLEDGE
 44. HAZARDOUS MATERIALS : NOT APPLICABLE TO THE BEST OF OUR KNOWLEDGE
 45. SITES: ALL SITES SHALL BE IN ACCORDANCE WITH SECTION 18 B.C.Z.20
 AND ALL ZONING POLICIES AND LOCATED AS SHOWN ON THE PLAN.
 46. EXISTING SEPTIC SYSTEMS LOCATIONS WILL BE SURVEYED AND SHOWN ON THE PLAN. SEPTIC SYSTEMS WILL BE REMOVED OR BACKFILLED PRIOR TO CONSTRUCTION

VARIANCES REQUESTED FOR:

1. B.C.Z.R., Section 409.6 Parking space Requirements.
2. B.C.Z.R., Section 303.2 and 235.1 To Permit a Front yard setback of 77 Feet In Lieu Of The 86 Feet Required.
3. B.C.Z.R., Section 231 and 234 To Permit a Building Height of 46 Feet In Lieu Of The 40 Feet Maximum Permitted Height.

NOTES:

1. SIGN WILL BE ILLUMINATED
2. SIGN MATERIAL WILL BE CONSISTENT WITH THE BUILDING MATERIALS.
3. SIGN IS CONCEPTUAL PLAN ONLY. 100 SF TOTAL, BOTH FACES ARE PERMITTED BY BCZR. ALL SIGNS WILL CONFORM WITH BCZR 413.2 AND 5

CONCEPT FOR PROPOSED SIGN
SCALE: 1/2" = 1'-0"

91-98-A

REVISIONS

5/14/90
1. REV. PKG. TABLE TO SHOW DAY & EVENING USE (90)
2. CONFIRMED USE OF DIRECT ACCESS PKG. W/MAIN ENTRANCE (90)
3. NOTED PKG. TO BE PAVED AND STRIPED (97)
4. CLARIFIED USES & FLOOR AREA (TABLE QC BLDG., FOOT PRINT)
5. ADDED NOTE ON SIGN TO BE IN CONFORMANCE W/BALTO. CO. STDS. & SIGN LOCATION PLAN (45)
6. DIMENSIONED PKG. BAY LENGTHS
7. LABELED FRONT OF BUILDING
8. REF. BUSSEY PLAT IN TITLE BLOCK
9. NOTED 'O' PKG. SET BACK: 'O' HIGHWAY R/W LINE
10. F.A.R. CALC. (97)
11. NOTED CURRENT PLANNING NO. IN TITLE BLOCK
12. ADDED MATERIAL TYPE, HT., ECT. TO BLDG. ELEV. PLAN
13. SIDE WALKS WERE ON PLAN 5' WIDE

14. NOTED TREES TO BE SAVED (10)
15. SENT PLAN TO MS. PAT XAVIER (284-5043), OCCLR
16. LABELED PLAY AREA
17. I.P.S. NOTED PREV.
18. SANITARY SEWER PIPE & ESMT NOT REQ'D PER DEV. ENG. DIV. (D.E.V.), 5/14/90
19. PUBLIC S.D. NOT REQ'D PER D.E.V., 5/16/90
20. NOTED PROP. S.D. CONNECTION AT OLD PADONIA RD.
21. ADDED DETECTOR METER CHECK
22. RUNOFF WILL NOT BYPASS SWIM AREA, DESIGN CONFIRMED W/BALTO. CO. D.E.V. & SWM 5/16/90

Seal of the State of Maryland, Professional Engineer, License No. 10000, John Johnson.

Johnson, Mirmiran & Thompson
ENGINEERS • PLANNERS • SURVEYORS • LANDSCAPE ARCHITECTS
72 LOVETON CIRCLE
SPARKS, MD. 21151
(301) 329-3100

SCALE: 1" = 20'
DATE: JULY 17, 1990
DRAWN BY: T.M.
CHECKED BY: T.F.J.K.
APPROVED BY:
JOB NUMBER: 39027.02
FILE NUMBER:

PLAN TO ACCOMPANY VARIANCE HEARING FOR
PADONIA YORK LIMITED PARTNERSHIP
RESUBDIVISION OF LOTS # 20, 21, 22 OF ROBERT H. BUSSEY, PLAT 4/155
PUBLIC SERVICE CRG No. 9013 APPROVED 5/24/90 PLANNING No. VIII-567
BALT. CO. MD ELECT. DIST. #8
JULY 17, 1990 SHEET 1 OF 1

Revisions		
No.	Description	Date

4-86-16

PRINTED

JUL 16 1980
THOMAS MURDOE NICHOLS, AIA,
& ASSOCIATES, P.A.

Sheet Title
FLOOR PLANS

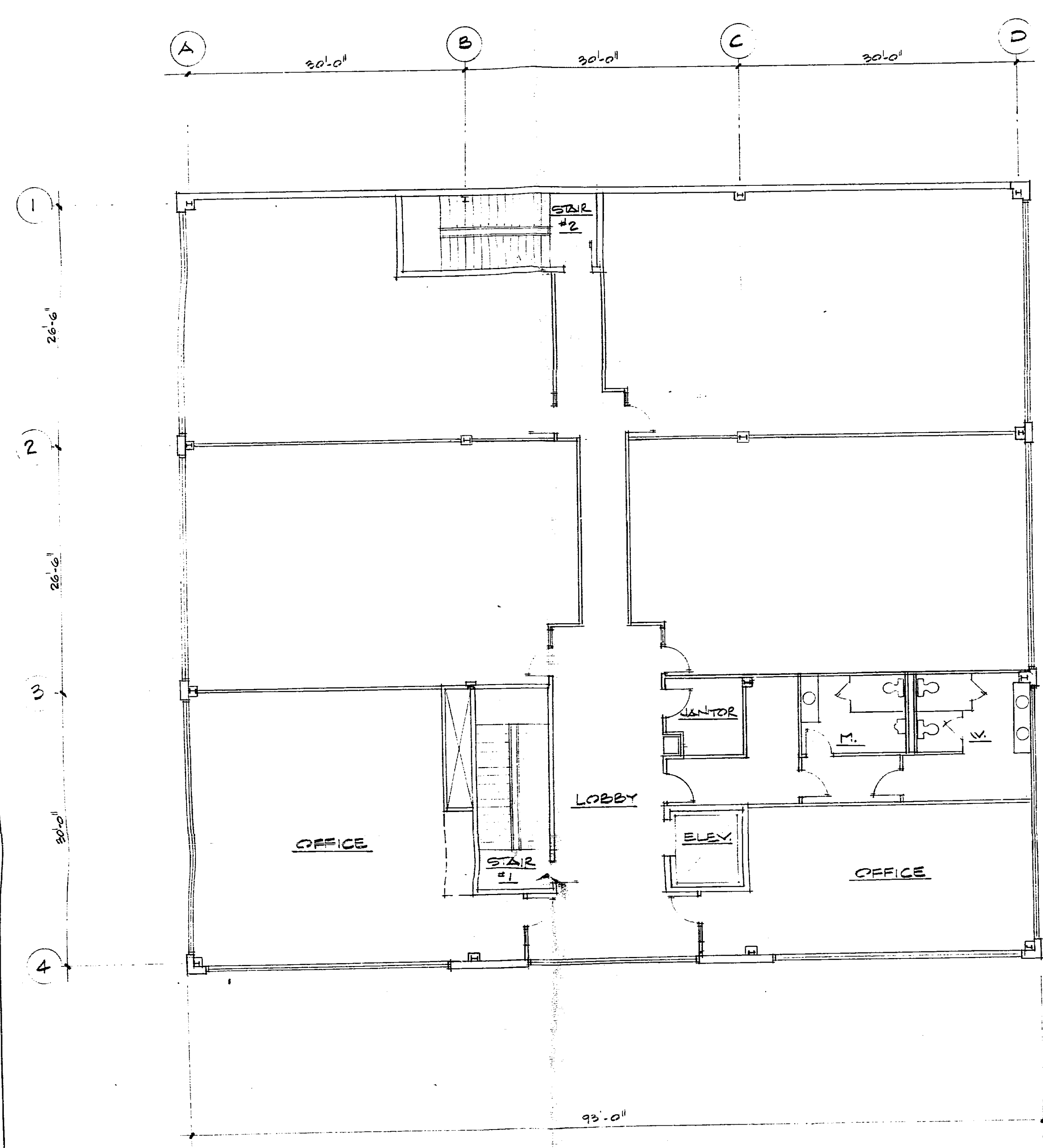
Project
DAY CARE CENTER



NICHOLS ARCHITECTS

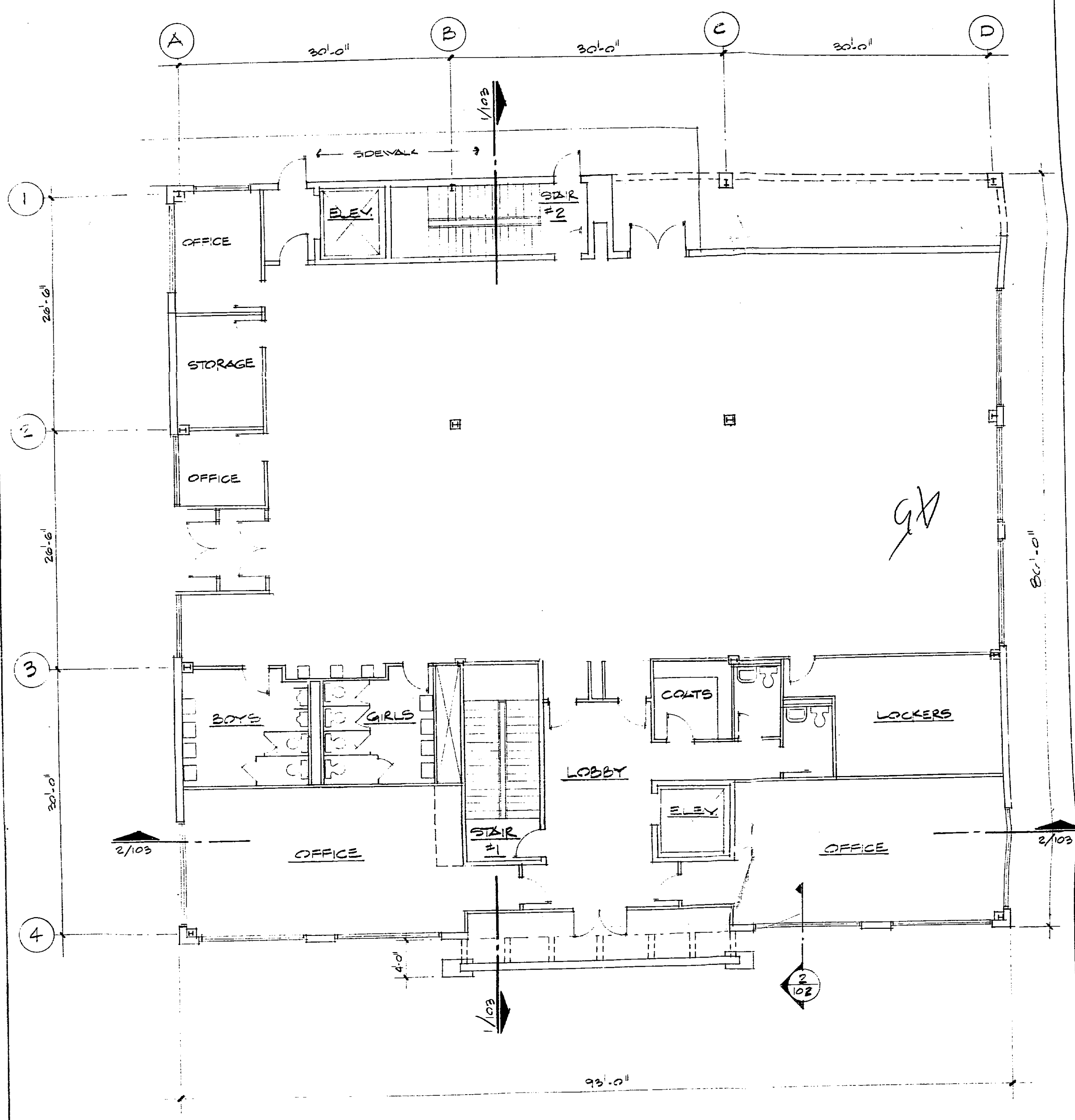
Architects Space Planners
113 N. Hunter St., Baltimore, MD 21202-3821
761 Columbia Gateway Dr., Columbia, MD 21046
301-547-0016

Date 4/17/90	Sheet
Job No. 89-720	DD-100
Drawn	
Checked	
Binding Order	



2 SECOND & THIRD FLOOR PLANS (NOTE: THIRD FLOOR PLAN WINDOW SIZES DIFFER)

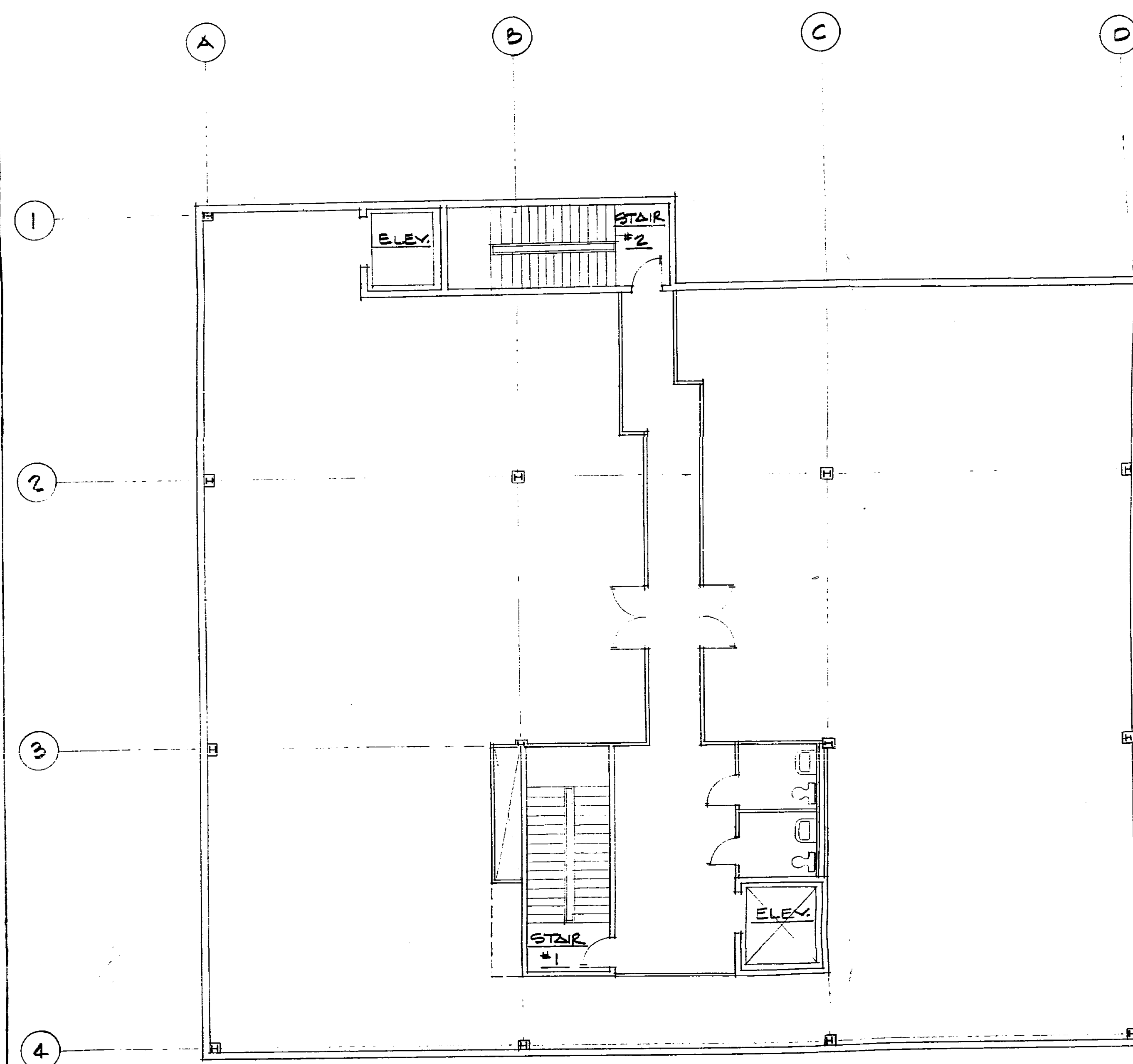
1/8" = 1'-0"



1 FIRST FLOOR PLAN

1/8" = 1'-0"

Revisions		
No.	Description	Date



PRINTED

JUL 16 1990
 THOMAS MURDOE NICHOLS, AIA,
 & ASSOCIATES, P.A.

Sheet Title
BASEMENT PLAN

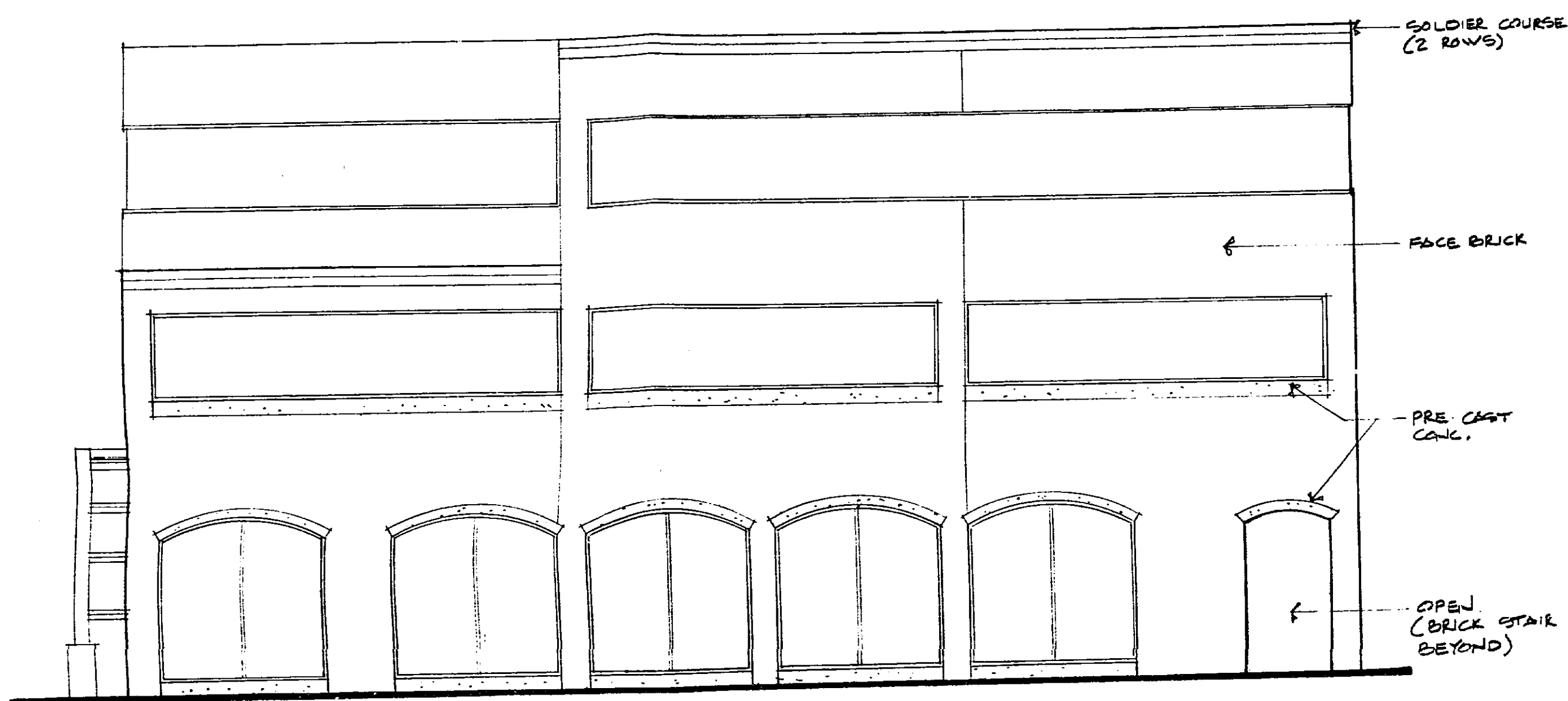
Project
DAY CARE CENTER

NICHOLS ARCHITECTS
 Architects Space Planners
 1113 N. Hunter St. Baltimore, MD 21203-3821
 7161 Columbia Gateway Dr. Columbia, MD 21046
 301-547-0016

Date 4/17/90	Sheet
Job No. 89-120	00-101
Drawn	
Checked	
Binding Order	

1 BASEMENT PLAN

1/8" = 1'-0"

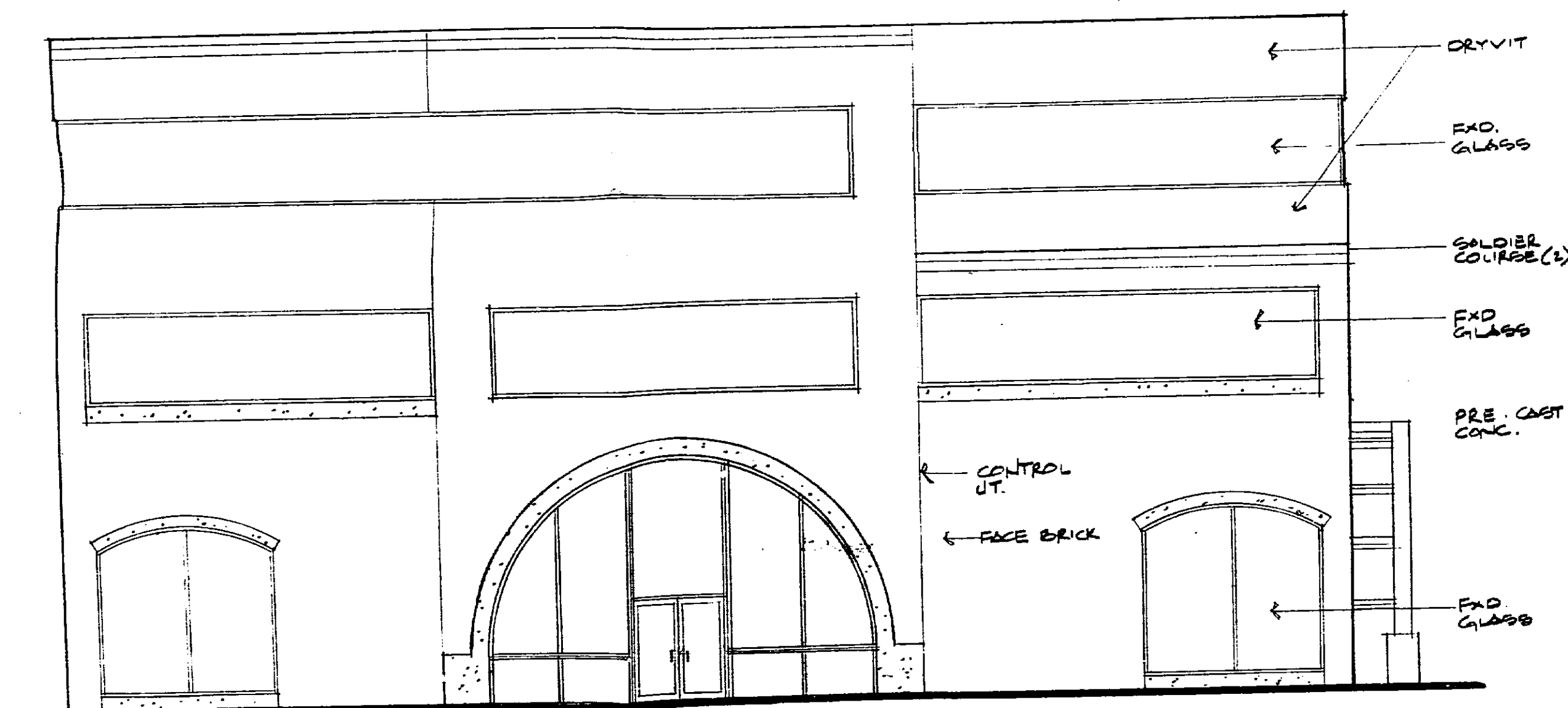


4 EAST ELEVATION

1/8" = 1'-0"

2 NORTH ELEVATION

1/8" = 1'-0"

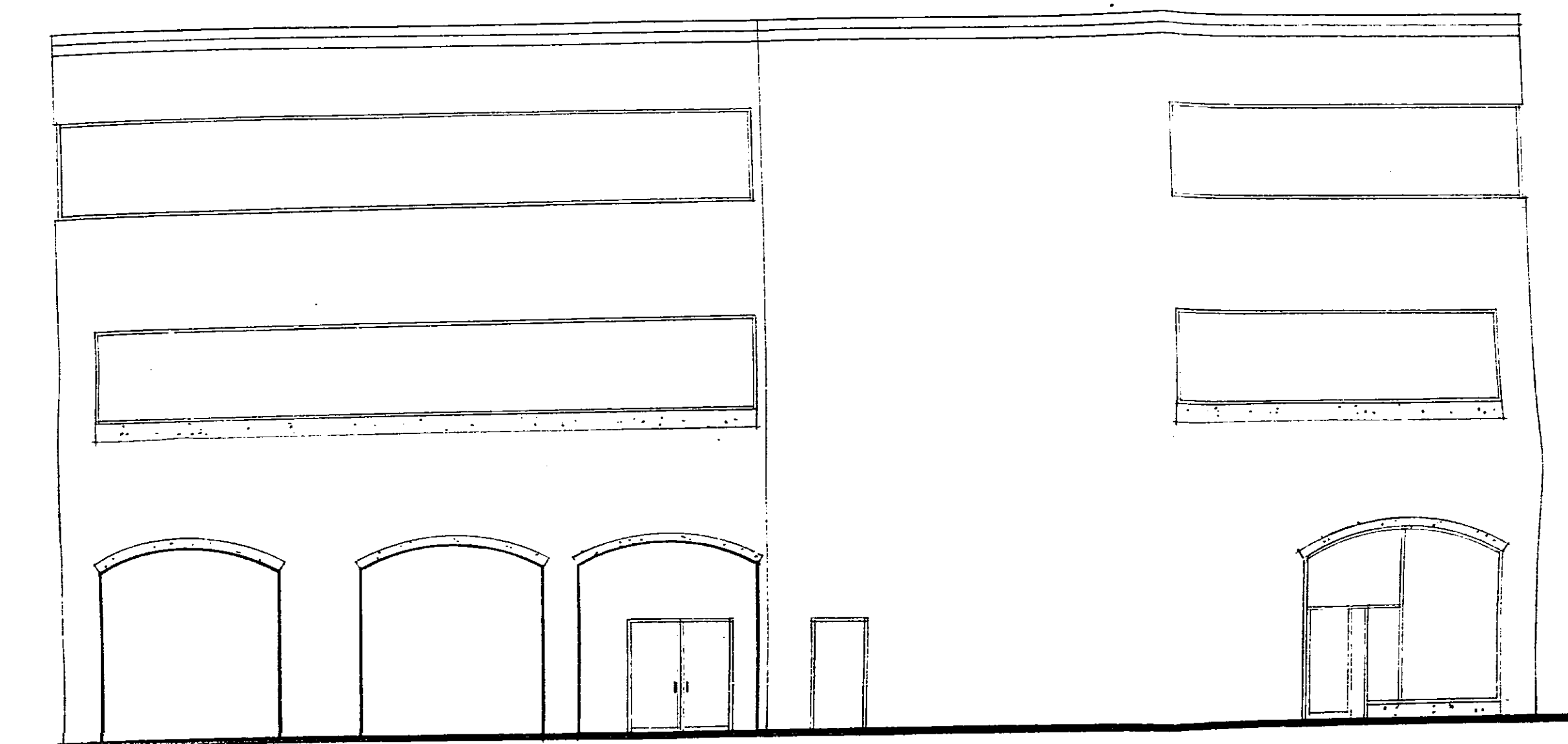


3 WEST ELEVATION

1/8" = 1'-0"

1 SOUTH ELEVATION

1/8" = 1'-0"



Revisions		
No.	Description	Date

PRINTED

JUL 18 1990
THOM'S BUILDING, AIA
& ASSOCIATES, P.A.

Sheet Title
ELEVATIONS

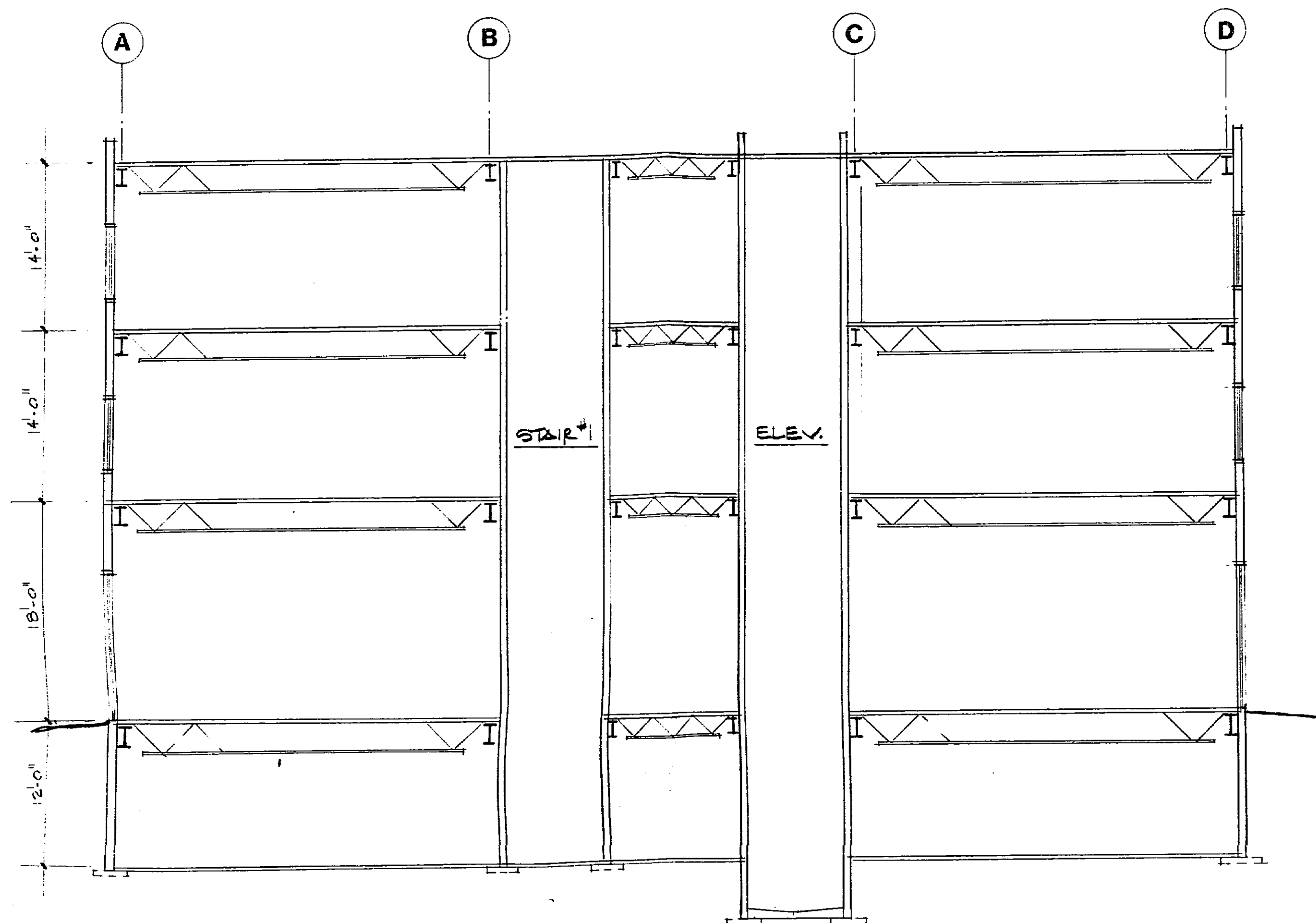
Project
DAY CARE CENTER

NICHOLS ARCHITECTS

Architects Space Planners
1113 N. Hunter St. / Baltimore, MD / 21202-3821
7161 Columbia Gateway Dr. / Columbia, MD / 21046
301-547-0016

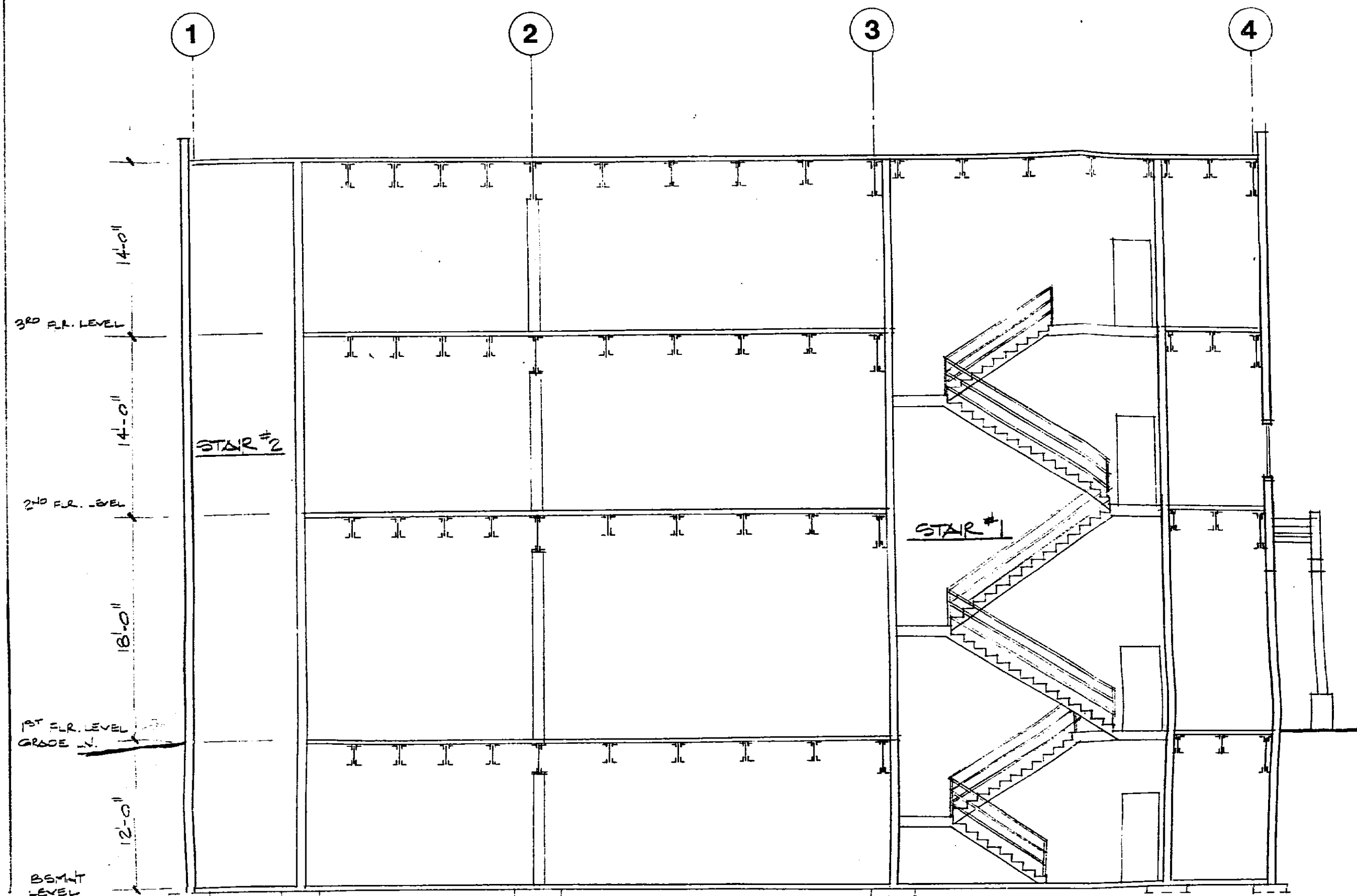
Date	4/17/90	Sheet
Job No.	89-720	
Drawn		DD-102
Checked		
Binding Order		

Revisions		
No.	Description	Date



2 BUILDING SECTION

1/8"=1'-0"



1 BUILDING SECTION

1/8"=1'-0"

PRINTED

JUL 18 1990

THOMAS HENNING NICHOLS, AIA.
& ASSOCIATES, P.A.

Sheet Title
BUILDING SECTIONS

Project
DAY CARE CENTER

NICHOLS ARCHITECTS
Architects Space Planners
113 N. Hunter St., Baltimore, MD 21202-3821
7461 Columbia Gateway Dr./Columbia, MD 21046
301-547-0016

Date	Sheet
Job No. 89-731	DD-103
Drawn	
Checked	
Binding Order	